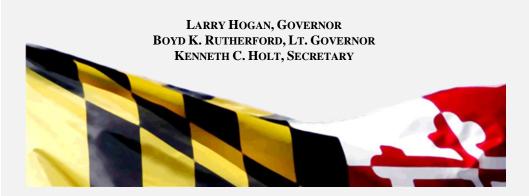
FORECLOSURES HOT SPOTS IN MARYLAND

FOURTH QUARTER 2016

JANUARY 2017

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING AND ECONOMIC RESEARCH OFFICE 7800 HARKINS ROAD LANHAM, MD 20706

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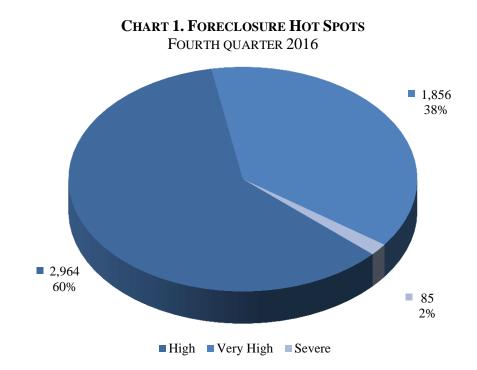
FORECLOSURE HOT SPOTS

A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate.

• For example, the Franklin community in Baltimore City (zip code 21223) recorded a total of 85 foreclosure events in the fourth quarter, resulting in a foreclosure rate of 52 homeowner households per foreclosure and a corresponding foreclosure index of 379. As a result, the foreclosure concentration in Franklin is 279.0 percent above the state average index of 100.

Overall, a total of 4,905 foreclosure events, accounting for 64.5 percent of all foreclosures in the fourth quarter, occurred in 94 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 114 homeowner households per foreclosure and an average foreclosure index of 173. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe" (Chart 1).



FORECLOSURE HOT SPOTS CATEGORIES

- The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a "high" foreclosure problems recorded a total of 2,964 foreclosures in 64 communities, accounting for 60.4 percent of foreclosures in all *Hot Spots* and 39.0 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 135 and an average foreclosure index of 146.
- The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a "very high" foreclosure problem recorded 1,856 events in 29 communities, representing 37.8 percent of foreclosures across all *Hot Spots* and 24.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 83 and an average foreclosure index of 237.
- The "severe" foreclosure group consists of communities with foreclosure indices above 300. A total of 85 foreclosures in one community, accounting for 1.7 percent of all foreclosures in *Hot Spots* communities and 1.1 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 52 and an average foreclosure index of 379.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS FOURTH QUARTER 2016

	•			
Category	High	Very High	Severe	All Hot Spots Communities
Number of Communities	64	29	1	94
% of <i>Hot Spots</i> Communities	68.1%	30.9%	1.1%	100.0%
% of All Communities	12.3%	5.6%	0.2%	18.1%
Foreclosures	2,964	1,856	85	4,905
% of Hot Spots Communities	60.4%	37.8%	1.7%	100.0%
% of All Communities	39.0%	24.4%	1.1%	64.5%
Average Foreclosure Rate	135	83	52	114
Average Foreclosure Index	146	237	379	173
Number of Households	400,275	154,045	4,411	558,732
% of Hot Spots Communities	71.6%	27.6%	0.8%	100.0%
% of All Communities	26.8%	10.3%	0.3%	37.4%

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES FOURTH QUARTER 2016

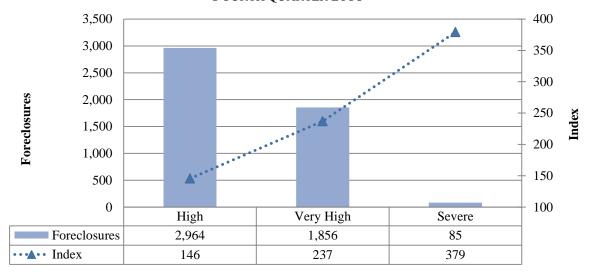
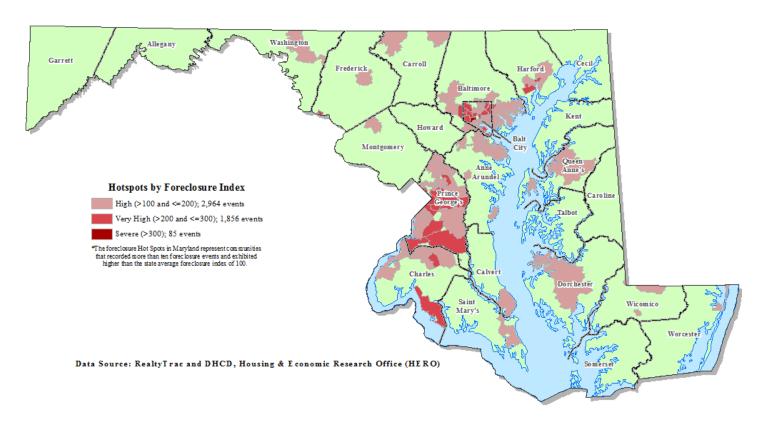


TABLE 2. FORECLOSURE *HOT SPOTS*FOURTH QUARTER 2016

	Number of	Number of Foreclosures				Number of		
Jurisdiction	Zip Codes	Events	Percent	Rate	Index	Households		
		Sev	ere					
Baltimore City	1	85	100.0%	52	379	4,411		
Maryland	1	85	100.0%	52	349	4,411		
Very High Foreclosures								
Baltimore	3	159	8.6%	87	226	13,800		
Baltimore City	10	756	40.7%	82	241	61,657		
Charles	2	93	5.0%	73	270	6,769		
Frederick	1	19	1.0%	74	267	1,402		
Harford	2	88	4.7%	91	217	7,978		
Prince George's	11	741	39.9%	84	234	62,439		
Maryland	29	1,856	100.0%	83	237	154,045		
	H	High For	eclosures					
Anne Arundel	8	380	12.8%	143	137	54,415		
Baltimore	12	728	24.6%	143	138	103,955		
Baltimore City	9	392	13.2%	127	154	49,904		
Calvert	1	49	1.7%	123	160	6,006		
Carroll	2	26	0.9%	191	103	4,975		
Charles	5	187	6.3%	106	185	19,904		
Dorchester	1	26	0.9%	182	108	4,719		
Frederick	1	15	0.5%	195	101	2,930		
Harford	2	91	3.1%	160	123	14,580		
Montgomery	1	19	0.6%	154	128	2,898		
Prince George's	15	855	28.8%	124	159	105,621		
Queen Anne's	2	32	1.1%	155	127	4,967		
St. Mary's	1	35	1.2%	134	146	4,705		
Washington	1	78	2.6%	175	112	13,686		
Wicomico	2	23	0.8%	126	156	2,906		
Worcester	1	29	1.0%	142	139	4,104		
Maryland	63	2,964	100.0%	135	146	400,275		

DISTRIBUTION OF FORECLOSURE HOT SPOTS MAPFOURTH QUARTER 2016



SEVERE FORECLOSURE HOT SPOTS

The "severe" group represents communities in which the foreclosure indices exceeded 300. During the fourth quarter, only one community in Baltimore City reported "severe" foreclosure concentrations. This community reported a total of 85 foreclosure events, accounting for 1.7 percent of all foreclosures in *Hot Spots* communities and 1.1 percent of all foreclosures statewide (Table 3).

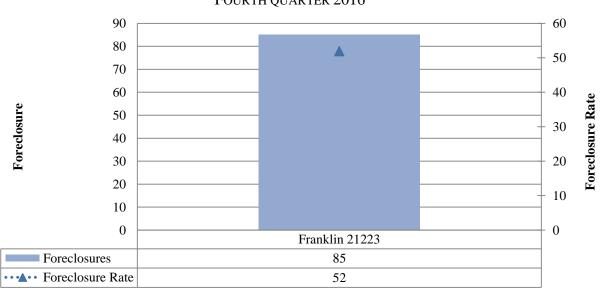
TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION

FOURTH QUARTER 2016

Forecle		re Events	Average	Average		
		% of	Foreclosure	Foreclosure	Homeowner	
Jurisdiction	Number	Total	Rate	Index	Households	
Baltimore City	85	100.0%	52	379	4,411	
Maryland	85	100.0%	52	379	4,411	

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN "SEVERE" HOT SPOTS COMMUNITIES
FOURTH QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY

FOURTH QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	85	52	379
All Communities			85	52	379

VERY HIGH FORECLOSURE HOT SPOTS

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure notices recorded 1,856 events in 29 communities, representing 37.8 percent of foreclosures across all *Hot Spots* and 24.4 percent of foreclosures statewide. These communities had an average foreclosure rate of 83 and an average foreclosure index of 237 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION FOURTH QUARTER 2016

	Foreclosi	are Events	Average	Average		
Jurisdiction	Number	% of Total	Foreclosure Rate	Foreclosure Index	Homeowner Households	
Baltimore	159	8.6%	87	226	13,800	
Baltimore City	756	40.7%	82	241	61,657	
Charles	93	5.0%	73	270	6,769	
Frederick	19	1.0%	74	267	1,402	
Harford	88	4.7%	91	217	7,978	
Prince George's	741	39.9%	84	234	62,439	
Maryland	1,856	100.0%	83	237	154,045	

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 "VERY HIGH" HOT SPOTS COMMUNITIES
FOURTH QUARTER 2016

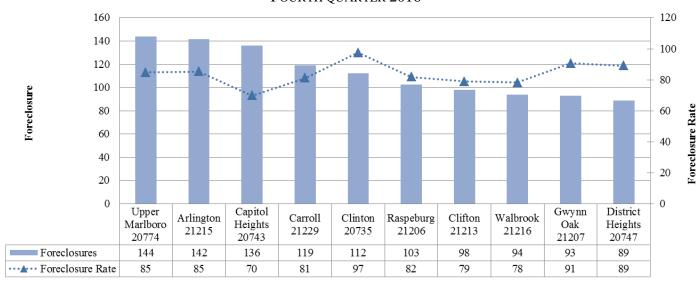


TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY FOURTH QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore	21207	Gwynn Oak	93	91	217
Baltimore	21206	Raspeburg	48	82	240
Baltimore	21229	Carroll	18	81	242
Baltimore City	21215	Arlington	142	85	231
Baltimore City	21229	Carroll	119	81	242
Baltimore City	21206	Raspeburg	103	82	240
Baltimore City	21213	Clifton	98	79	249
Baltimore City	21216	Walbrook	94	78	252
Baltimore City	21214	Hamilton	67	88	223
Baltimore City	21217	Druid	66	72	272
Baltimore City	21207	Gwynn Oak	36	91	217
Baltimore City	21202	Baltimore	20	73	268
Baltimore City	21226	Curtis Bay	11	91	216
Charles	20602	Waldorf	81	71	275
Charles	20664	Newburg	12	82	241
Frederick	21716	Brunswick	19	74	267
Harford	21040	Edgewood	69	91	216
Harford	21017	Belcamp	19	89	221
Prince George's	20774	Upper Marlboro	144	85	232
Prince George's	20743	Capitol Heights	136	70	282
Prince George's	20735	Clinton	112	97	202
Prince George's	20747	District Heights	89	89	221
Prince George's	20785	Cheverly	83	85	233
Prince George's	20746	Suitland	56	85	230
Prince George's	20613	Brandywine	39	83	237
Prince George's	20607	Accokeek	34	83	237
Prince George's	20769	Glenn Dale	23	79	248
Prince George's	20722	Brentwood	15	85	231
Prince George's	20712	Mount Rainier	11	91	215
1	All Communiti	es	1,856	83	237

HIGH FORECLOSURE HOT SPOTS

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 2,964 foreclosures in 64 communities, accounting for 60.4 percent of foreclosures in all *Hot Spots* and 39.0 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 135 and an average foreclosure index of 146 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION FOURTH QUARTER 2016

	Foreclosure Events		Average	Average	
Jurisdiction	Number	% of Total	Foreclosure Rate	Foreclosure Index	Homeowner Households
Anne Arundel	380	12.8%	143	137	54,415
Baltimore	728	24.6%	143	138	103,955
Baltimore City	392	13.2%	127	154	49,904
Calvert	49	1.7%	123	160	6,006
Carroll	26	0.9%	191	103	4,975
Charles	187	6.3%	106	185	19,904
Dorchester	26	0.9%	182	108	4,719
Frederick	15	0.5%	195	101	2,930
Harford	91	3.1%	160	123	14,580
Montgomery	19	0.6%	154	128	2,898
Prince George's	855	28.8%	124	159	105,621
Queen Anne's	32	1.1%	155	127	4,967
St. Mary's	35	1.2%	134	146	4,705
Washington	78	2.6%	175	112	13,686
Wicomico	23	0.8%	126	156	2,906
Worcester	29	1.0%	142	139	4,104
Maryland	2,964	100.0%	135	146	400,275

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 "HIGH" HOT SPOTS COMMUNITIES
FOURTH QUARTER 2016

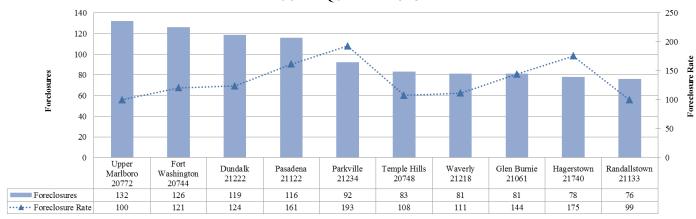


TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY FOURTH QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	41	101	195
Anne Arundel	20733	Churchton	12	101	194
Anne Arundel	21060	Glen Burnie	65	122	162
Anne Arundel	20764	Shady Side	11	127	155
Anne Arundel	21061	Glen Burnie	81	144	137
Anne Arundel	21076	Hanover	20	151	131
Anne Arundel	21122	Pasadena	116	161	122
Anne Arundel	21114	Crofton	34	189	104
Baltimore	21133	Randallstown	76	99	198
Baltimore	21239	Northwood	17	110	179
Baltimore	21244	Windsor Mill	59	117	168
Baltimore	21222	Dundalk	119	124	159
Baltimore	21221	Essex	73	137	143
Baltimore	21224	Highlandtown	25	137	143
Baltimore	21220	Middle River	71	139	141
Baltimore	21227	Halethorpe	58	144	137
Baltimore	21237	Rosedale	48	146	135
Baltimore	21212	Govans	24	160	123
Baltimore	21234	Parkville	92	193	102
Baltimore	21117	Owings Mills	66	193	102
Baltimore City	21225	Brooklyn	25	101	195
Baltimore City	21205	Clifton East End	30	101	195
Baltimore City	21239	Northwood	48	110	179
Baltimore City	21218	Waverly	81	111	177
Baltimore City	21231	Patterson	21	120	164
Baltimore City	21224	Highlandtown	68	137	143
Baltimore City	21230	Morrell Park	58	143	138
Baltimore City	21212	Govans	34	160	123
Baltimore City	21211	Hampden	27	167	118
Calvert	20657	Lusby	49	123	160
Carroll	21787	Taneytown	14	188	105
Carroll	21102	Manchester	12	194	102
Charles	20603	Waldorf	64	102	193
Charles	20601	Waldorf	57	105	187
Charles	20640	Indian Head	25	110	179
Charles	20695	White Plains	25	111	176
Charles	20616	Bryans Road	16	116	169
Dorchester	21613	Cambridge	26	182	108
Frederick	21793	Walkersville	15	195	101
Harford	21001	Aberdeen	44	136	145
Harford	21009	Abingdon	47	183	107
Montgomery	20871	Clarksburg	19	154	128
Prince George's	20772	Upper Marlboro	132	100	197
Prince George's	20748	Temple Hills	83	108	183
Prince George's	20716	Mitchellville	55	110	179
Prince George's	20707	Laurel	63	112	176
Prince George's	20745	Oxon Hill	42	116	170
Prince George's	20744	Fort Washington	126	121	163

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY FOURTH QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20705	Beltsville	41	121	162
Prince George's	20720	Bowie	50	124	159
Prince George's	20784	Cheverly	43	128	153
Prince George's	20721	Mitchellville	60	137	144
Prince George's	20708	Laurel	27	145	136
Prince George's	20737	Riverdale	21	150	131
Prince George's	20706	Lanham	62	150	131
Prince George's	20770	Greenbelt	25	176	111
Prince George's	20782	West Hyattsville	25	190	104
Queen Anne's	21617	Centreville	21	137	144
Queen Anne's	21619	Chester	11	190	104
St. Mary's	20653	Lexington Park	35	134	146
Washington	21740	Hagerstown	78	175	112
Wicomico	21826	Fruitland	11	106	186
Wicomico	21875	Delmar	12	145	135
Worcester	21842	Ocean City	29	142	139
All Communities			2,964	135	146